

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Rami Talleh, Senior Planner  
**DATE:** April 30, 2008

**SUBJECT:** **CONDITIONAL USERR PERMIT NO. 2008-010 (EDWARDS FIRE STATION  
ALERT SIREN/WIRELESS COMMUNICATION FACILITY)**

**LOCATION:** 18591 Edwards Street (west side of Edwards Street, south of Ellis Avenue –  
Edwards Fire)

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**Applicant:** W. Dean Brown, The Planning Consortium, Inc., 627 North Main Street,  
Orange, CA, 92868

**Property  
Owner:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA, 92648

**Request:** To permit the construction of an all emergency alert siren and wireless  
communications facility consisting of six flush-mounted panel antennas at an  
overall structure height of 56 ft. and associated equipment

**Environmental Status:** This request is covered by Categorical Exemption, Section 15303,  
Class 3, California Environmental Quality Act.

**Zone:** SP9 (Holly-Seacliff Specific Plan)

**General Plan:** RL 4.0 – sp (Low Density Residential – Specific Plan)

**Existing Use:** Edwards Fire Station

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**RECOMMENDATION:** Staff recommends approval of the proposed project based upon  
the following findings:

### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project consists of the installation of a minor new facility and structure and associated equipment.

### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-010:**

1. Conditional Use Permit No. 2008-010 for the establishment, maintenance and operation of an all emergency alert siren and wireless communications facility consisting of a 56 foot tall 'slim line' monopole and associated equipment will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed facility will be located within an existing fire station and will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site.
2. The conditional use permit will be compatible with surrounding uses because the antennas will be co-located on an all emergency alert siren which is similar to surrounding utility structures that exist on an adjacent Southern California Edison substation and within the public right-of-way. The ground mounted equipment cabinets will be completely screened from public view by an existing six foot high decorative block wall that encloses the fire station along public rights-of-way.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance including the provisions of HBZSO Section 230.96. Emergency alert sirens and wireless communication facilities are allowed to exceed the maximum height of the base zoning district with approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL-4-sp (Residential Low Density – Maximum of 4 dwelling units per net acre – Specific Plan Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan.

EH 5: Protect human life, to the greatest extent feasible, from tsunamis and seiche hazards.

EH 5.2.1: Provide information to the public regarding tsunami area and emergency response plans.

L.U.2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

L.U. 2.1.1: Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

U.5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.

U.5.1.1: Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The proposed facility will alert residents from threats such as tsunamis to protect human life to the greatest extent feasible. In addition the facility will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity. The location of accessory structures will be screened entirely from public view by existing landscaping and perimeter block wall.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-010:**

1. The site plan and elevations received and dated March 7, 2008 shall be the conceptually approved design.
2. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

